

2024 MAR 11 P 2:19 REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested. Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.

Application Cover Sheet (project and property information, applicant information)

Dimensional and Parking Information Form (see attached)

Impact statement

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

Site plan of proposal. Must include:

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.



Drawings of proposed structure

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.



Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.



Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.



Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.



Plans for sign permits, if signage is an element of development proposal



Stormwater management plan

(for stormwater management during construction for projects with new construction)



SketchUp Compatible Model, if required



Application fee

(See Rule 12 of the ARB Rules and Regulations for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: _____

_____ Special Permit Granted

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Special Permit filing

Date: _____

2024 MAR 11 P 2:19

COVER SHEET**Application for Special Permit in Accordance with Environmental Design Review****PROPERTY AND PROJECT INFORMATION**

1. Property Address 62-64 Brooks Ave Arlington MA 02474
Assessors Block Plan, Block, Lot No. F_751850_2971993 Zoning District R2 - Two Family
2. Deed recorded in the Registry of deeds, Book 82466, Page 63
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
3. Present Use of Property (include # of dwelling units, if any)
2 units Residential
4. Proposed Use of Property (include # of dwelling units, if any)
2 units Residential

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Special Permit:

Name of Applicant(s) 62-64 Brooks Avenue LLC c/o Siddharth Gehlot
Organization 62-64 Brooks Avenue LLC
Address 100 Tower Office Park Suite I Woburn, MA 01801
Street _____
City, State, Zip _____
Phone 781-608-2046 Email sid@treetopinvestments.com

2. **Applicant Interest:** the applicant must have a legal interest in the subject property:

Property owner Purchaser by land contract
 Purchaser by option or purchase agreement Lessee/tenant

3. **Property Owner** Check here if applicant is also property owner

Identify the person or organization that owns the subject property:

Name _____ Title _____
Organization _____ Phone _____
Address _____ Street _____
City, State, Zip _____
Phone _____ Email _____

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

- 4. Representative:** Identify any person representing the property owner or applicant in this matter:

Name _____ Title _____

Organization _____ Phone _____

Address _____, _____
Street _____ City, State, Zip _____

Phone _____ Email _____

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

section(s)	title(s)

section(s)

title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

section(s)

title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that 62-64 Brooks Avenue LLC is the owner or occupant or purchaser under agreement of the property in Arlington located at 62-64 Brooks Avenue Arlington _____ which is the subject of this application; and that unfavorable action or no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):

100 Tower Office Park Suite I, Woburn MA 01801

781-608-2046

Address

Phone

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

DIMENSIONAL AND PARKING INFORMATION

 Property Location: 62-64 Brook ave Arlington

 Applicant: 62-64 Brooks Avenue LLC

Present Use/Occupancy: No. of Dwelling Units:

2 Units Residential

Proposed Use/Occupancy: No. of Dwelling Units:

2 Units Residential

 Zoning District: R2

 Address: 100 Tower Office Park Suite I, W

Uses and their gross square feet:

living area, 2353

Uses and their gross square feet:

living area, 4171

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	6,229	6229	min. 6000
Frontage	47	47	min. 60
Floor Area Ratio ¹	0.38	0.49	max. 0.35
Lot Coverage (%), where applicable	18%	18%	max. 35%
Lot Area per Dwelling Unit (sf)	3114	3114	min.
Front Yard Depth (feet)	10.5	10.5	min. 20
Side Yard Width (feet) right side	14.8	14.8	min. 10
left side	5.7	5.7	min. 10
Rear Yard Depth (feet)	48.8	48.8	min. 20
Height stories	2.5	2.5	stories ² 2.5
feet	30' 9"	30' 9"	Feet 35
Open Space (% of G.F.A.) ³	82%	82%	min. 10%
Landscaped (sf)	4697	4697	(sf)
Usable (sf)	407	407	(sf)
Parking Spaces (#) ⁴	2	2	min. 1/per unit
Parking Area Setbacks (feet) (where applicable)			min.
Loading Spaces (#)	0	0	min.
Bicycle Parking ⁵ short term	0	0	min.
long term	0	0	min.

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the Bicycle Parking Guidelines.

PLANNING & COMMUNITY
DEVELOPMENT

Arlington Redevelopment Board
730 Mass Ave. Annex
Arlington, MA 02476

2024 MAR 11 P 2:20

March 4, 2024

62-64 Brooks Avenue LLC
100 Tower Office Park Suite I
Woburn, MA 01801

Subject: Application for Special Permit under Environmental Design Review - 62-64 Brooks Ave

To whom it may concerns,

We are renovating the existing two-family inside and out. The existing footprint will be the same as per attached plan. Outside will also remain the same except in the attic we have dormer one side to create living space as per attached plans and would like to create a gate at the back of the property for access as shown in the attached plan.

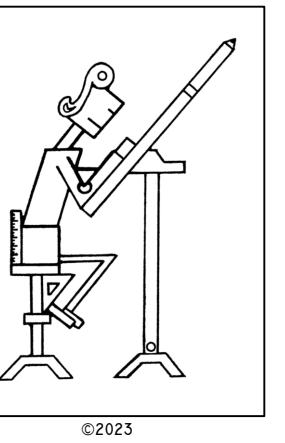
Should you have any questions, please feel free to contact us.

Sincerely,

Sid Gehlot



Town of Arlington, MA



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SCALE: 1/4" = 1'
DRAWING NO.
608-003
SHEET: 1 OF 6

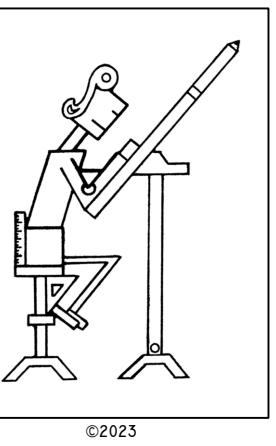


FRONT ELEVATION



REAR ELEVATION





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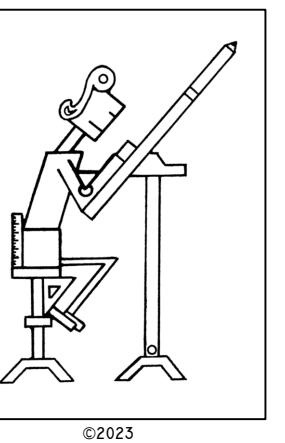
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RIGHT SIDE ELEVATION



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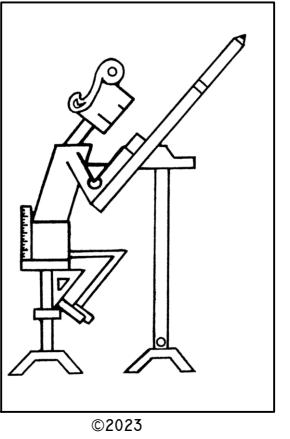
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LEFT SIDE ELEVATION





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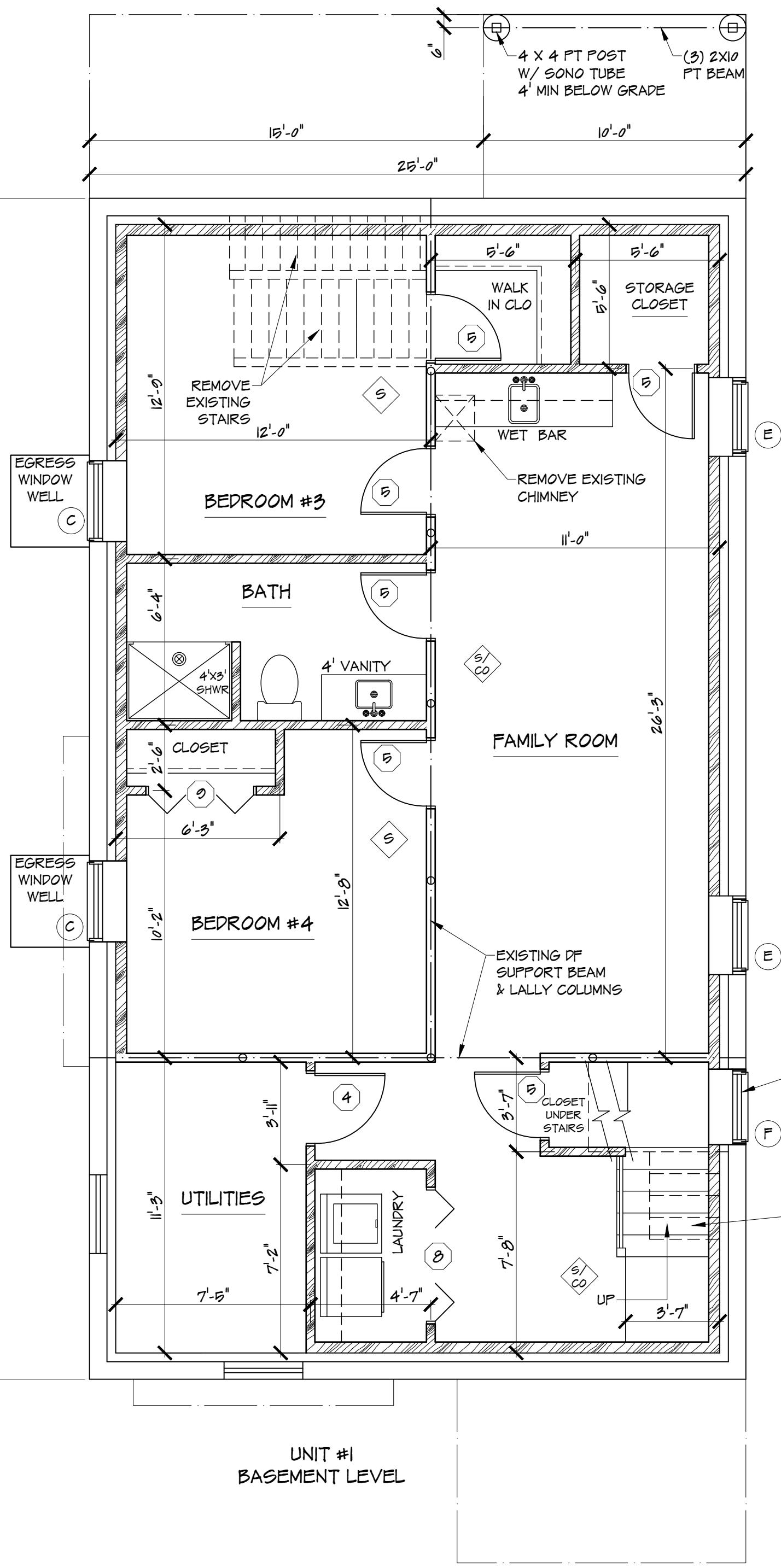
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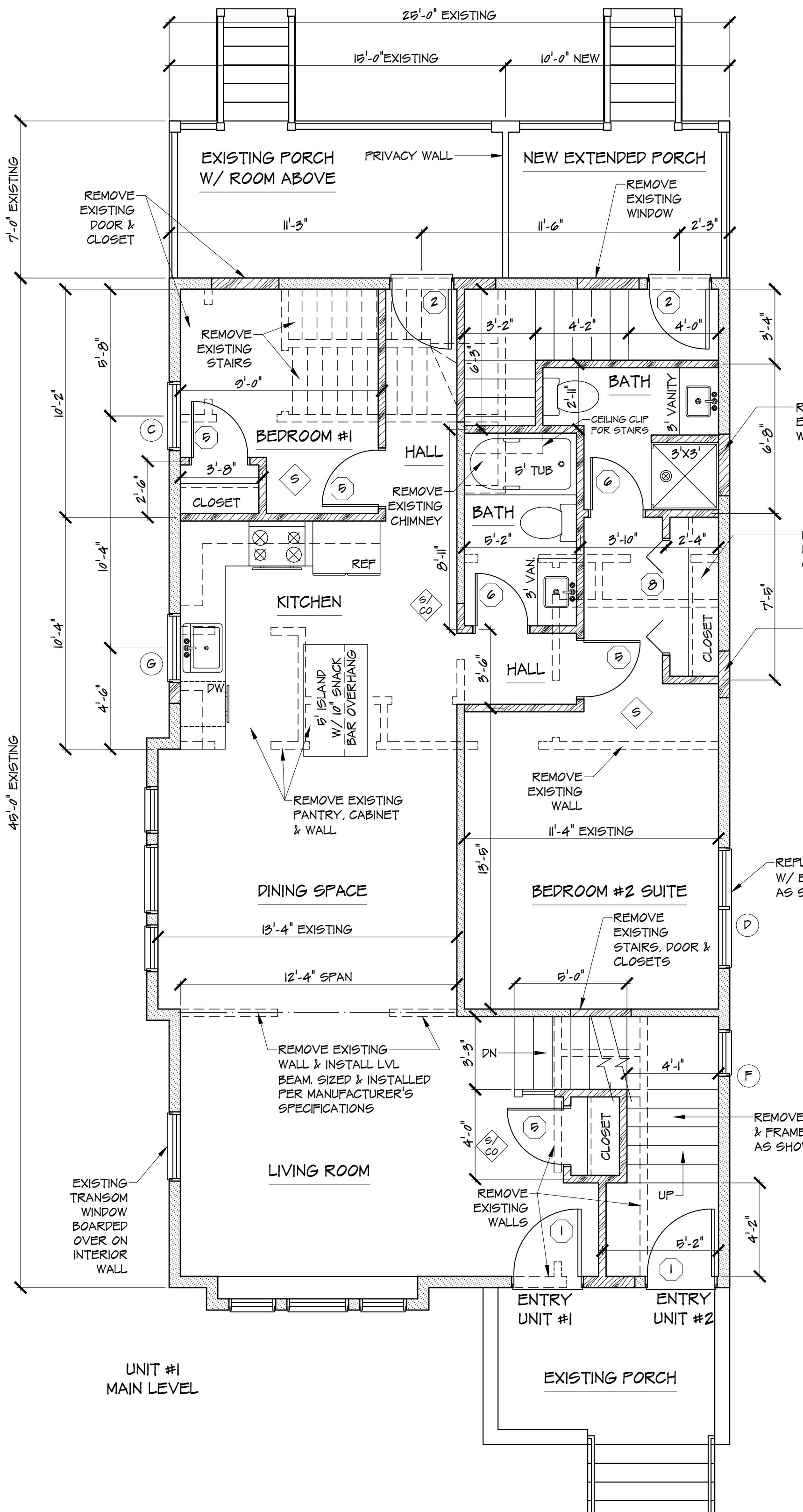
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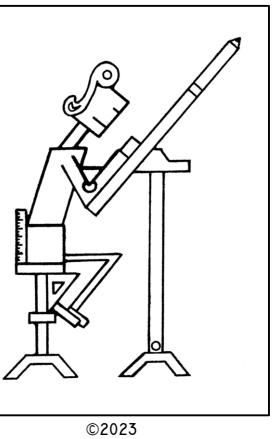


UNIT #1 BASEMENT LEVEL

UNIT #1
4 BEDROOM
3 BATHS

UNIT #1 MAIN LEVEL





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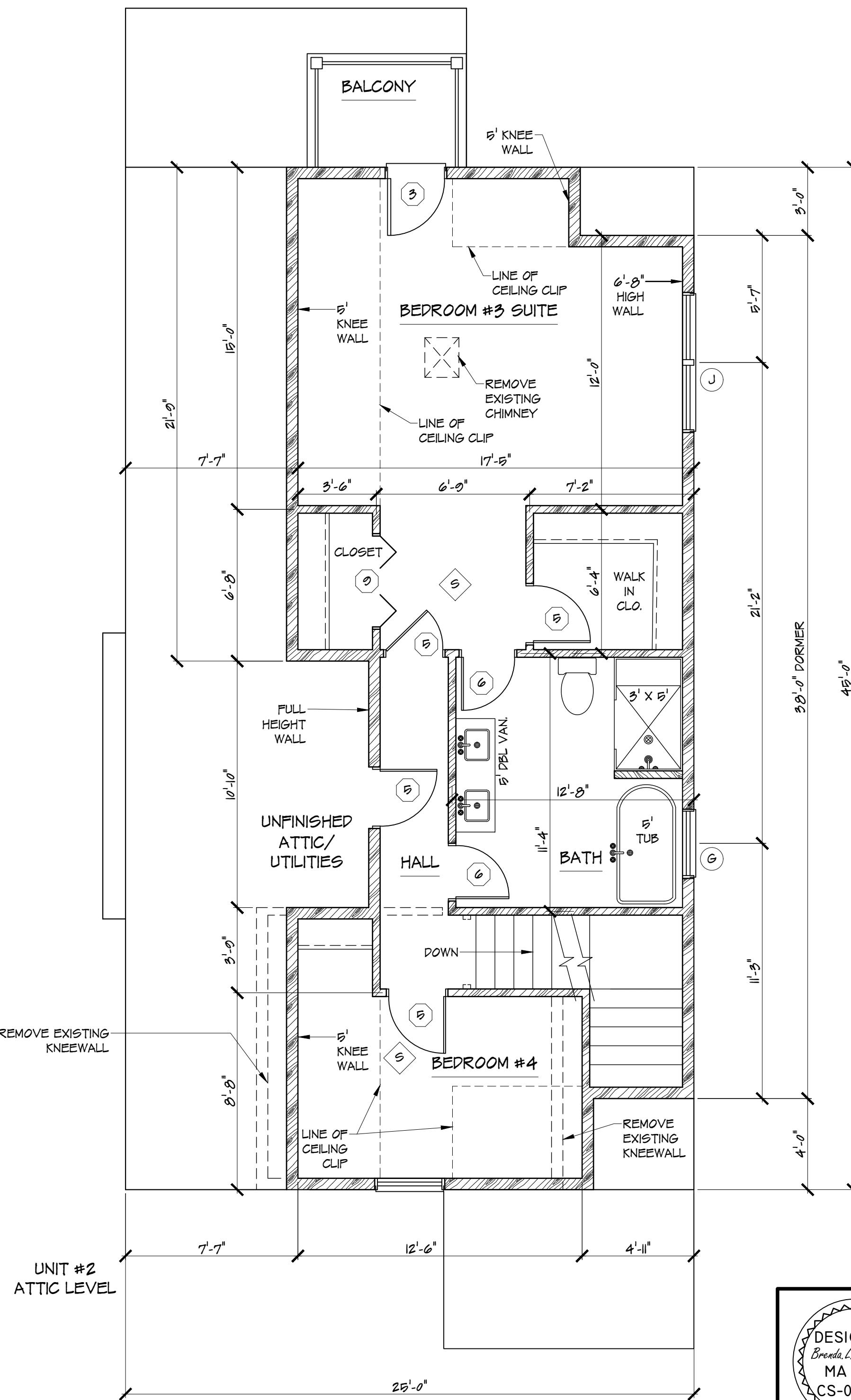
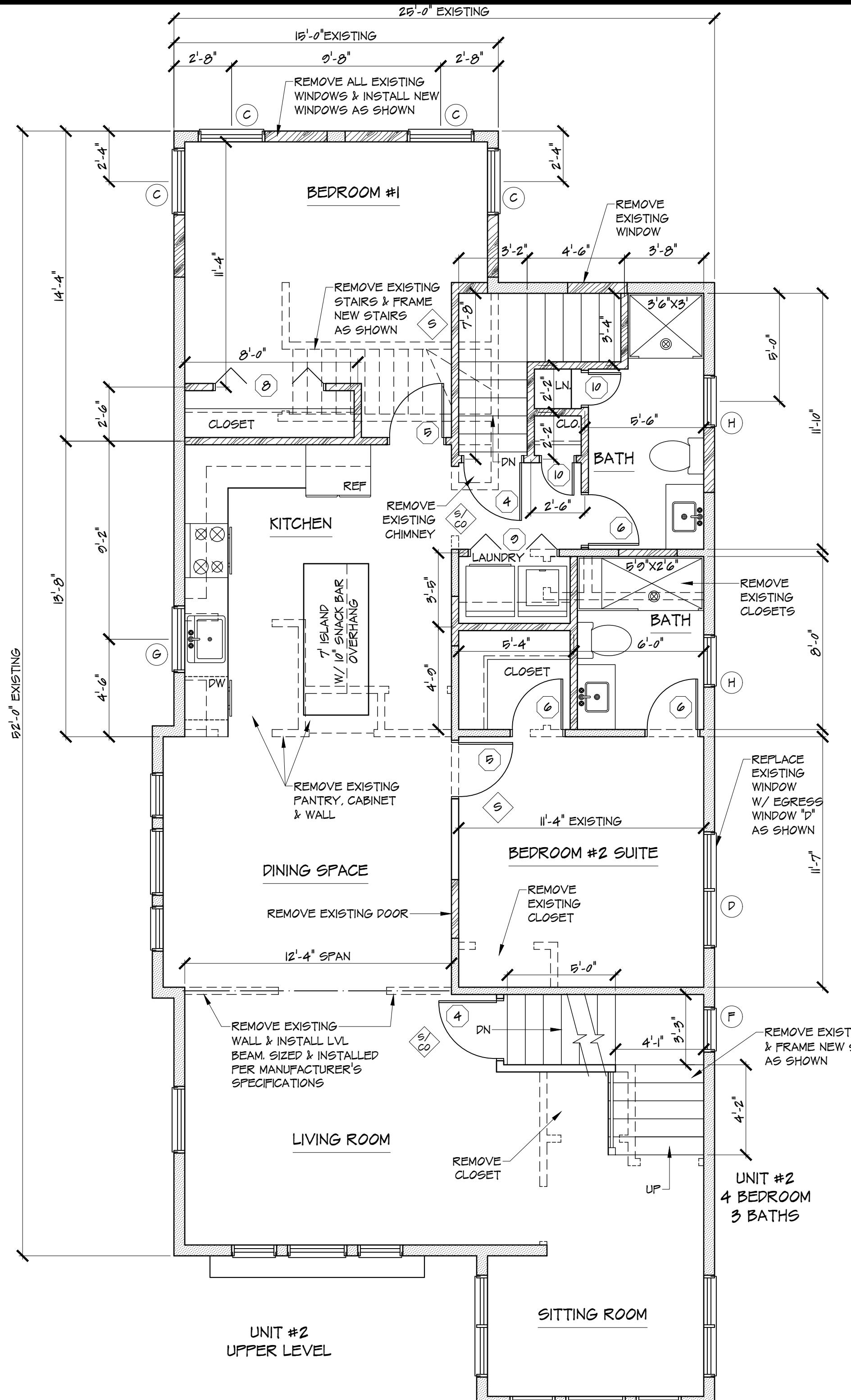
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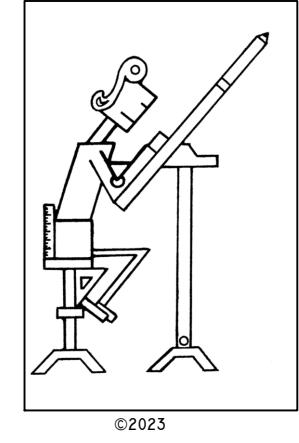
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MA CSL:
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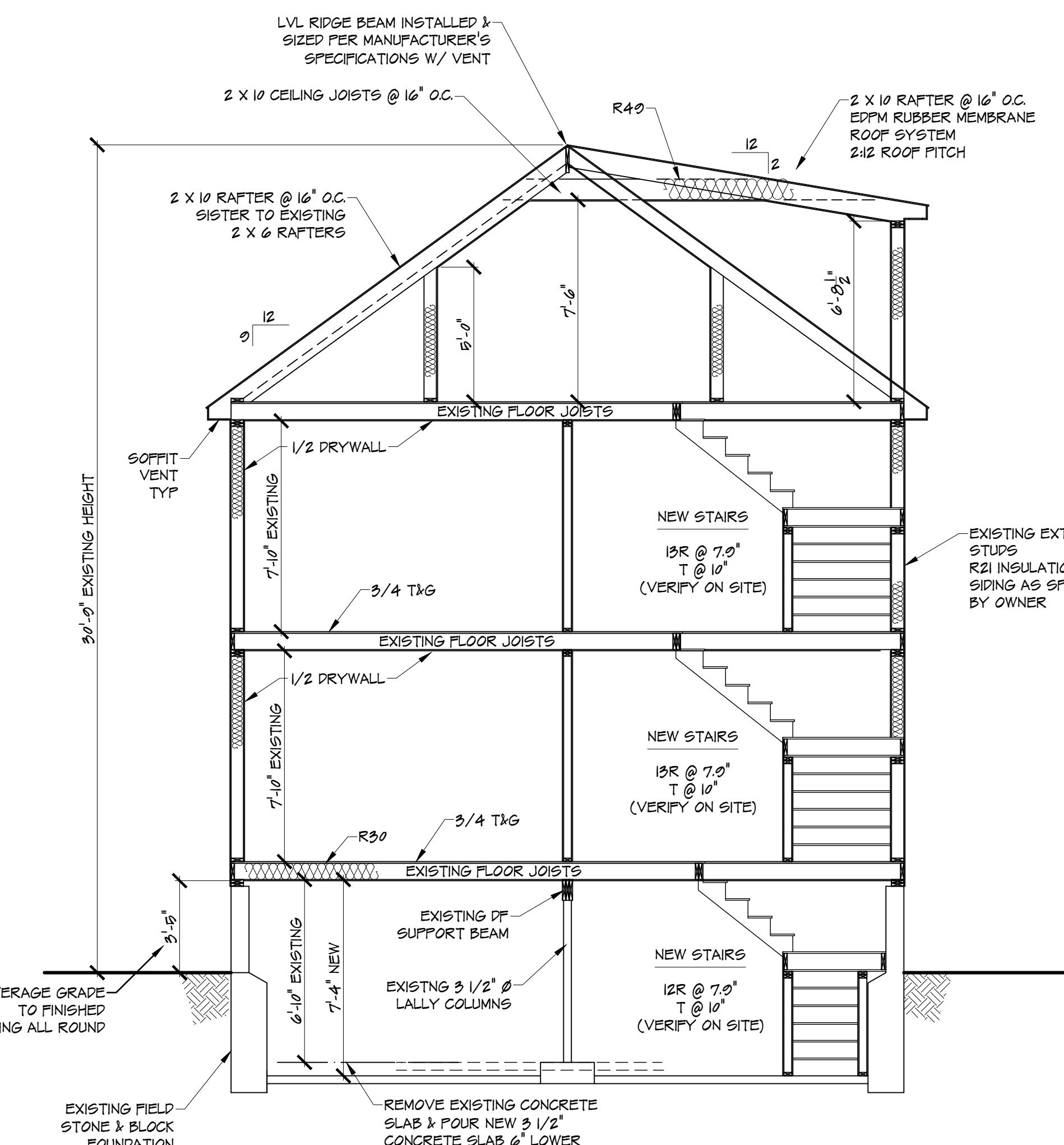
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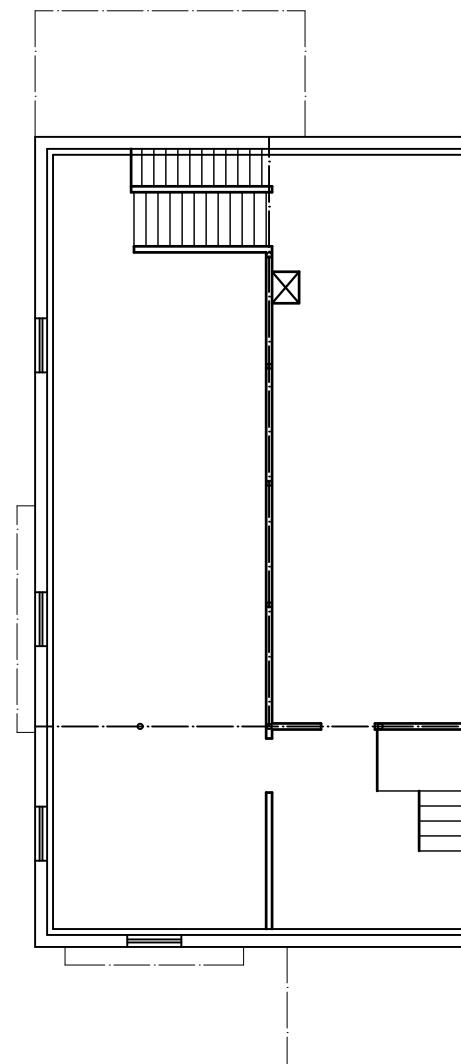
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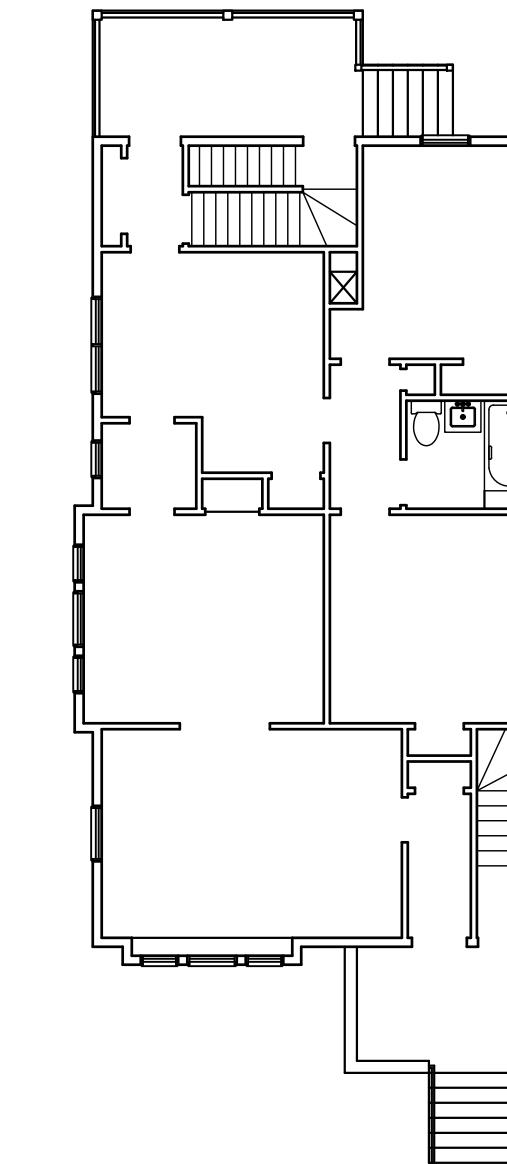
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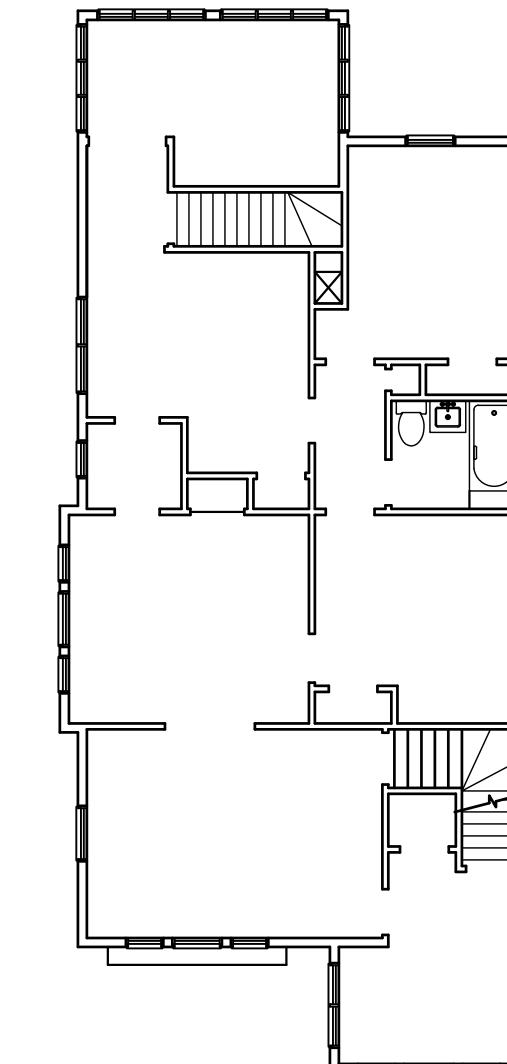
CONSTRUCTION DETAIL



EXISTING BASEMENT PLAN



EXISTING FIRST FLOOR PLAN

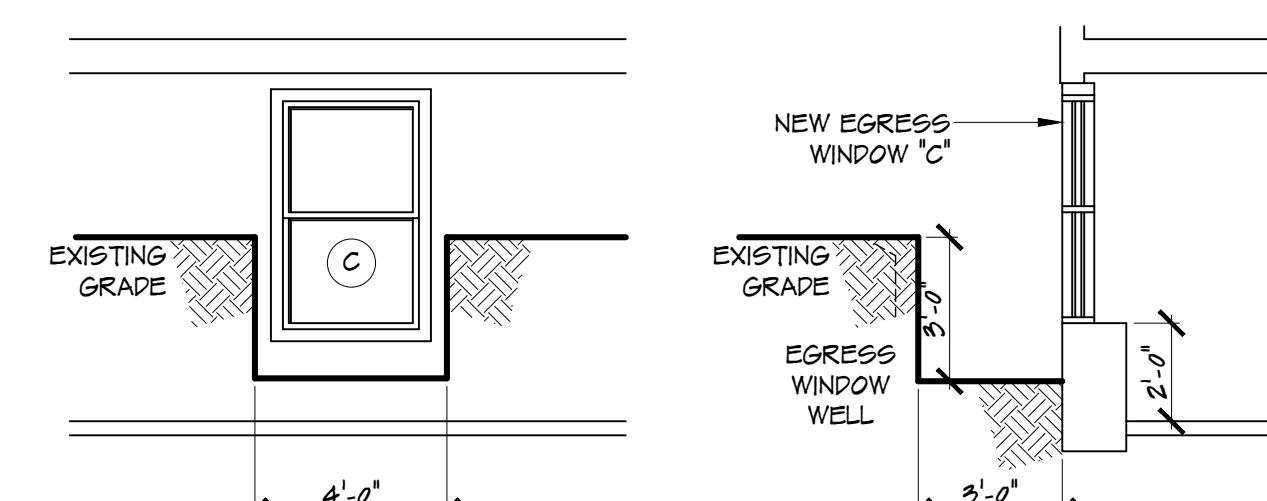


EXISTING SECOND FLOOR PLAN

WINDOW SCHEDULE (OR EQUIVALENT - VERIFY QUANTITY & R.O.)							
LTR	DESCRIPTION	ROUGH OPENING	ITEM NUMBER	QTY	SQ FT	U VAL	SHGC
A							
B							
C*	DBL HUNG	2'10 1/8" x 4'8 7/8"	TW2846 ANDERSEN	8	13	.29	.31
D*	DBL HNG DBL MUL	5'7 1/4" x 4'8 7/8"	TW2846 ANDERSEN	2	26	.29	.31
E	REPLACE BASEMENT WINDOWS W/ GLIDING - MEASURE IN FIELD			2			
F	CASEMENT - STATIONARY	2'0 1/8" X 4'0 1/2"	CI4 ANDERSEN	2	6	.28	.32
G	DBL HUNG	2'10 7/8" x 3'0 7/8"	TW28210 ANDERSEN	3	9	.29	.31
H	DBL HUNG	2'2 1/8" x 3'0 7/8"	TW20210 ANDERSEN	2	7	.29	.31
J	DBL HNG DBL MUL	5'7 1/4" x 4'8 7/8"	TW28210 ANDERSEN	1	18	.29	.31

*EGRESS

WINDOW NOT MARKED TO BE MEASURED ON SITE FOR REPLACEMENT



EGRESS WINDOW WELL